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STATE OF FLORIDA  
FLORIDA HOUSING FINANCE CORPORATION

FLORIDA HOUSING  
FINANCE CORPORATION

HTG HERMOSA, LTD.,

Petitioner,

CASE NO. 2023-090BP  
Application #2024-071C

v.

FLORIDA HOUSING FINANCE  
CORPORATION,

Respondent.

\_\_\_\_\_ /

**FORMAL WRITTEN PROTEST**  
**AND PETITION FOR ADMINISTRATIVE HEARING**

HTG HERMOSA, LTD. (“Petitioner”) files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to sections 120.57(1) and (3), Florida Statutes, and Rules 67-60 and 28-110.004, Florida Administrative Code (“F.A.C.”), to challenge the eligibility determinations, evaluations and proposed allocations set forth in the Notice of Intended Decision posted on October 27, 2023, by Respondent, Florida Housing Finance Corporation (“Florida Housing”), with respect to *Request for Applications 2023-201 Housing Credit Financing For Affordable Housing Developments Located in Small and Medium Counties* ( the “RFA”).

Parties

1. Petitioner is a Florida limited partnership engaged in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133. Petitioner filed a response to the RFA seeking tax credit funding for its proposed affordable housing project, Forest Glen which was assigned application number 2024-071C (“Petitioner’s Application”). For the purposes of this proceeding, Petitioner's address, telephone number and email address are those of its undersigned counsel.

2. Florida Housing is the affected agency. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301. Florida Housing's RFA number is 2023-201 and Petitioner's Application was assigned application #2024-071C.

3. Florida Housing is a public corporation created by Section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida.

#### Notice

4. Petitioner received notice of Florida Housing's intended decision to award funding pursuant to the RFA on October 27, 2023, when Florida Housing posted RFA 2023-201 Board Approved Preliminary Awards and the Board Approved Scoring Results on its website. Petitioner's Application was deemed eligible but was not included in the applications selected for a preliminary award based on the sorting and selection criteria in the RFA. For the reasons set forth below, Petitioner contends that its Application should have been selected for funding.

5. Petitioner timely filed its Notice of Intent to Protest Florida Housing's intended award decisions on November 1, 2023. See Exhibit A.

#### Background

6. Florida Housing administers several programs aimed at assisting developers in building affordable housing in the state in an effort to protect financially marginalized citizens from excessive housing costs. A portion of the units constructed with funding from these programs must be set aside for residents at or below a specified percentage of area median income.

7. One of the programs through which Florida Housing allocates resources to fund affordable housing is the State Housing Credit Program (the "Tax Credit Program"), which is established in Florida under the authority of Section 420.5093, Florida Statutes. Florida Housing

is the designated entity in Florida responsible for allocating federal tax credits to assist in financing the construction or substantial rehabilitation of affordable housing.

#### The RFA

8. Chapter 67-60, F.A.C., establishes “the procedures by which the Corporation shall . . . [a]dminister the competitive solicitation process to implement the provisions of the Housing Credit (HC) Program authorized by Section 42 of the IRC and Section 420.5099, F.S.” See Rule 67-60.001(2), F.A.C.

9. On July 7, 2023, Florida Housing issued the RFA seeking applications for funding the development of affordable housing in small and medium counties.

10. The RFA was issued by Florida Housing pursuant to and in accordance with Rules 67-60.001 and 67-60.003, F.A.C. as the competitive solicitation method for allocating funding to competing applicants proposing the development of affordable housing in the small and medium counties listed in the RFA, including Brevard County. As set forth in the RFA, Florida Housing expected to have an estimated total \$22,538,230 in Competitive Housing Credits with \$1,596,420 allocated to Small County and \$20,941,810 allocated to Medium County. See RFA, p. 79.

11. Applications in response to the RFA were due by 3:00 p.m. on September 12, 2023 (the “Application Deadline”).

12. Petitioner and numerous other applicants timely submitted responses to the RFA requesting financing for their proposed affordable housing projects. Petitioner’s application for Forest Glen, located in Brevard County satisfied all of the required elements of the RFA and is eligible for a funding award.

13. The RFA sets forth the information required to be submitted by an applicant and provides a general description of the type of projects that will be considered eligible for funding.

All applicants must meet the requirements set forth in the RFA, include as part of their applications the specified exhibits and comply with the requirements of Chapter 67-60, 67-48 and 67-53, Florida Administrative Code. The RFA also delineates the funding selection criteria and specifies that only those applications that meet all of the Eligibility Items will be eligible and considered for funding selection. See RFA, pp. 74-75.

14. The RFA stated the intent to fund a certain number of applications within each of the following goals:

1. Goals

a. The Corporation has a goal to fund six Applications that qualify for the Local Government Area of Opportunity Funding Goal outlined in Section Four A.11. of the RFA, with the following preferences:

(1) There is a preference for two Applications that demonstrate continuous Local Government Area of Opportunity support since 2021 or earlier

(2) There is a preference for two Applications that demonstrate continuous Local Government Area of Opportunity support since 2022 or earlier

(3) There is a preference for two additional Applications that qualify for the goal, regardless of whether the Applications also demonstrate prior continuous Local Government Area of Opportunity support.

b. The Corporation has a goal to select one Development that qualifies for the SunRail Goal outlined in Section Four, A.5.e.(5) of the RFA.

c. The Corporation has a goal to select at least three Applications with a Demographic commitment of Family that select and qualify for the Geographic Areas of Opportunity / SADDA Goal outlined in Section Four A.10.a.(1)(d) of the RFA.

See RFA, p. 77. Within each goal, the RFA set forth a sorting order of the applications relative to the stated goals. RFA, pp. 78-79.

15. The RFA also set forth a “Sorting Order” when selecting Applications to meet the above-referenced goals as follows:

See RFA, pp. 72-73.

16. The RFA set forth a County Award Tally noting the intent to prioritize eligible unfunded Priority 1 Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Priority 1 Applications with a higher County Award Tally that also meet the Funding Test, even if the Priority 1 Applications with a higher County Award Tally are higher ranked, and above all Priority 2 Applications. The Corporation will prioritize eligible unfunded Priority 2 Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Priority 2 Applications with a higher County Award Tally that also meet the Funding Test, even if the Priority 2 Applications with a higher County Award Tally are higher ranked. RFA. p. 80.

17. The RFA included the following funding selection process:

5. The Funding Selection Process

a. Six Applications that qualify for the Local Government Area of Opportunity Funding Goal

- (1) Preference for two Applications that demonstrate continuous Local Government Area of Opportunity support since 2021 or earlier

The first two Applications selected for funding will be the highest-ranking eligible Priority 1 Applications that qualify for the Preference, subject to the County Award Tally and Funding Test.

- (2) Preference for two Applications that demonstrate continuous Local Government Area of Opportunity support since 2022 or earlier

The next two Applications selected for funding will be the highest-ranking eligible Priority 1 Applications that qualify for the Preference, subject to the County Award Tally and Funding Test.

- (3) Selection of additional Applications that qualify for the Local Government Area of Opportunity Designation Goal

The highest ranking eligible unfunded Priority 1 Applications that qualify for the Local Government Area of Opportunity Funding Goal will be selected for funding until the goal to select six Applications that qualify for the Local Government Areas of Opportunity Funding Goal is met, subject to the Funding Test and the County Award Tally.

- b. One Application that qualifies for the SunRail Goal

If an Application that was selected to meet the Local Government Area of Opportunity Designation Goal described in a. above also qualifies for the SunRail Goal, this Goal will be considered met without selecting an additional Application.

If none of the Applications selected to meet the Local Government Area of Opportunity Designation Goal also qualify for the SunRail Goal, the next Application selected for funding will be the highest ranking eligible unfunded Priority 1 Application that qualifies for the SunRail Goal, subject to the Funding Test and the County Award Tally.

If there are no eligible unfunded Priority 1 Applications that qualify for this Goal, then the highest ranking eligible unfunded Priority 2 Application that qualifies for the SunRail Goal will be selected, subject to the Funding Test and the County Award Tally.

- c. The next Applications selected for funding will be the highest ranking eligible unfunded Priority 1 Small County Applications that (i) can meet the Small County Funding Test and (ii) have a County Award Tally that is less than or equal to any other eligible unfunded Small County Priority 1 Applications.

If Small County funding remains and no unfunded eligible Small County Priority 1 Application can meet the Small County Funding Test, then the process will continue using Priority 2 Applications until this Goal is met or until no unfunded eligible Small County Priority 2 Application can meet the Small County Funding Test.

If Small County funding remains and no unfunded eligible Small County Application can meet the Small County Funding Test, no further Small County Applications will be selected, and the remaining Small County funding will be added to the Medium County funding amount.

- d. At least three Medium County Family Applications that qualify for the Geographic Areas of Opportunity/ HUD-designated SADDA Goal

The highest ranking eligible unfunded Priority 1 Medium County, Family Applications that qualify for the Geographic Areas of Opportunity/ HUD-designated SADDA Goal will be selected for funding, subject to the Funding Test and the County Award Tally. Priority 1 Applications that can be fully funded will continue to be selected until it is determined that there are no eligible unfunded Applications that qualify for this goal. If there are no remaining eligible unfunded Priority 1 Applications that qualify for this goal, then the process will continue using Priority 2 Applications until it is determined that there are no eligible unfunded Applications that qualify for this goal.

- e. If funding remains, the next Applications selected for funding will be the highest ranking eligible unfunded Priority 1 Medium County Applications that (i) can meet the Medium County Funding Test and (ii) have a County Award Tally that is less than or equal to any other eligible unfunded Medium County Priority 1 Applications. If Medium County funding remains and no unfunded eligible Medium County Priority 1 Application can meet the Medium County Funding Test, then the process will continue using Priority 2 Applications until this Goal is met or until no unfunded eligible Medium County Priority 2 Application can meet the Medium County Funding Test.

If Medium County funding remains and no unfunded eligible Medium County Application can meet the Medium County Funding Test, no further Applications will be selected and the remaining funding will be distributed as approved by the Board.

RFA, p. 80-81.

18. A Review Committee comprised of Florida Housing staff was assigned to conduct the initial evaluation and scoring of the RFA responses. The Review Committee scored the applications and developed a chart listing the eligible and ineligible applications. See Exhibit B. The Review Committee also applied the funding selection criteria set forth in the RFA to develop a proposed allocation of funding to eligible participants. The preliminary rankings and allocations were presented to and approved by the Florida Housing Board on October 27, 2023. See Exhibit C.



19. Of the applications received in response to the RFA, a total of eleven (11) applications were preliminarily selected for funding. See Exhibit C. Petitioner's Application satisfied all of the required elements of the RFA and is eligible for funding in the Medium County category but was not preliminarily selected.

20. The RFA and applicable rules provide an opportunity for applicants to file administrative challenges to the scoring and rankings set forth in the preliminary allocations. After resolution of the administrative challenges, results will be presented to the Florida Housing Board for final approval prior to issuing invitations to the applicants in the funding range to enter the credit underwriting process.

21. A correct determination of the developments eligible for funding under the RFA has not been made. As a result of errors in the eligibility determinations, scoring and ranking process, applications that should have been deemed ineligible were included in the rankings and preliminary funding allocations posted on October 27, 2023.

22. The application for Cardinal Oaks in Citrus County, which was assigned Application 2024-073C was preliminarily determined eligible and was selected for funding in the Medium County category. Cardinal Oaks however, should be determined to be ineligible because the applicant failed to properly identify a qualified Management Company with the experience required by the RFA.

23. Under the terms of the RFA and Florida Housing's rules, Cardinal Oaks should NOT be deemed eligible because the preliminary eligibility determinations and ranking of Cardinal Oaks failed to meet certain mandatory Eligibility Items set forth in the RFA and applicable Rules. The ranking and preliminary funding awards should be corrected so that



Petitioner's Application for Forest Glen should be awarded housing tax credits for its proposed development.

Substantial Interests Affected

24. Petitioner's substantial interests are affected because deeming Cardinal Oaks eligible for funding results in that application being ranked higher for funding selection purposes than Petitioner's Application. See Madison Highlands, LLC v. Florida Housing Finance Corp., 220 So. 3d 467, 474 (Fla. 1st DCA 2017). If Cardinal Oaks is correctly deemed ineligible, Petitioner's Application will move into the funding range.

25. As a mandatory eligibility item, the RFA requires an Applicant to identify its Management Company as follows:

Identify the Management Company and complete the prior experience chart for the Management Company or a principal of Management Company demonstrating experience in the management of at least two affordable rental housing properties (i.e., properties funded through an affordable housing program such as Housing Credits, Tax Exempt Bonds, HOME, SAIL, etc.), at least one of which consists of a total number of units no less than 50 percent of the total number of units in the proposed Development, Complete RFA as modified 8-15-23 Page 16 of 130 RFA 2023-201 for at least two years each. Note: The Management Company contact person identified in Exhibit A is not required to be the Principal of the Management Company identified in the Prior General Management Experience Chart.

RFA, p. 15.

26. In its Application, Cardinal Oaks identified Asset Living as its management company, in response to the RFA provision which directed applicants as follows: "Contact information for Management Company provided." See RFA, pp. 74-75. The RFA also specifically requires either that a Management Company or Principal of the Management Company meet the requisite experience set forth in the RFA. To meet the experience requirement, , Cardinal Oaks identified "JMG Realty LLC (acquired by Asset Living 12-7-2021)." Cardinal Oaks App. p. 3. JMG Realty LLC, however does not have the experience required by the RFA. While, it appears

that JMG Realty, **Inc.** could potentially have met the experience, Cardinal Oaks did not specifically identify that entity in response to meet the experience requirement. JMG Realty, Inc. is not listed anywhere in the Cardinal Oaks Application.

27. While Cardinal Oaks met the first criterion of eligibility specific to identifying a property management company, they failed to meet the second criterion because they identified an entity (JMG Realty, LLC) that does not have the experience. While it is possible to meet the eligibility requirements of the RFA by listing a Principal, Cardinal Oaks did not list a Principal of the Management Company to ensure the experience requirement was being met. Because Cardinal Oaks' application does not identify a qualified Management Company with the requisite experience, it fails to satisfy the RFA eligibility item, and should be deemed ineligible for funding.

28. In addition to the grounds set forth above, there may be other grounds for reranking which may result in Petitioner being ranked in the funding range. Petitioner reserves the right to identify and raise additional scoring and ranking errors based upon information revealed during the protest process.

29. The Petitioner is entitled to a formal administrative hearing pursuant to Sections 120.57(1) and 120.57(3), Florida Statutes, to resolve the issues set forth in this Petition.

#### Disputed Issues of Material Fact and Law

30. Disputed issues of fact and law include, but are not limited to the following:
- a. Whether Cardinal Oaks timely identified a qualified Management Company with the requisite experience required by the RFA as a mandatory eligibility item.
  - b. Whether Cardinal Oaks' Application should be disqualified.
  - c. Whether Cardinal Oaks met the requirements of the RFA;
  - d. Whether Cardinal Oaks is eligible for funding under the RFA;

- e. Whether the proposed awards are consistent with the RFA and the grounds on which the tax credits are to be allocated;
- f. Whether the proposed awards are based on a correct determination of the eligibility of applicants;
- g. Whether Florida Housing's proposed award of funding to Cardinal Oaks is clearly erroneous, arbitrary and capricious and/or contrary to competition;
- h. Whether Florida Housing's determination that Cardinal Oaks is an eligible Applicant is erroneous, arbitrary and capricious and/or contrary to competition;
- i. Such other issues as may be revealed during the protest process.

Concise Statement of Ultimate Facts

47. Petitioner is competing for an award of tax credits with other developers based on the criteria set forth in this RFA and scoring and ranking conducted in accordance with the requirements of the RFA. Other applicants, in particular Cardinal Oaks, were incorrectly deemed eligible and unjustifiably elevated ahead of the Petitioner.

48. Unless the eligibility determinations are corrected and preliminary allocations are revised, Petitioner may erroneously be excluded from funding and developers may be awarded tax credits contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

49. The process set forth by the RFA for determining eligible projects compels a determination that Cardinal Oaks should be deemed ineligible for funding based on the failure to meet the requirements set forth in the RFA.

50. Petitioner's Application for Forest Glen should be selected for funding.

Reservation to Amend

51. Petitioner reserves the right to amend its Petition based on information that becomes available through the discovery and the protest process.

Statutes and Rules Entitling Relief

52. The statutes and rules which are applicable in this case and that require modification of the proposed allocations include, but are not limited to, Section 120.57(3) and Chapter 420, Part V, Florida Statutes, and Chapter 28-110 and 67-60, F.A.C.

Demand for Relief

53. Pursuant to Section 120.57(3), Florida Statutes, and Rules 28-110.004, F.A.C., the Petitioner requests the following relief:

- a. An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)1., Florida Statutes.
- b. If this protest cannot be resolved by mutual agreement, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before and Administrative Law Judge pursuant to Section 120.57(1) and (3), Florida Statutes.
- c. Recommended and Final Orders be entered determining that Cardinal Oaks is ineligible for an award of funding pursuant to RFA 2023-201 and that Forest Glen be awarded funding and invited to credit underwriting.

Respectfully submitted this 13<sup>th</sup> day of November 2023.

/s/ J. Stephen Menton  
J. Stephen Menton  
Florida Bar No. 331181  
Tana D. Storey  
Florida Bar No. 514472  
Rutledge Ecenia, P.A.  
119 South Monroe Street, Suite 202  
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that this original has been filed with the Agency Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000 Tallahassee, Florida 32301 via email at: [CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org) and an electronic copy provided to Ethan Katz, Counsel, Florida Housing Finance Corporation, [ethan.katz@floridahousing.org](mailto:ethan.katz@floridahousing.org), via email, this 13<sup>th</sup> day of November, 2023.

*/s/ J. Stephen Menton*  
Attorney

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Via Email

November 1, 2023

NOV 1 2023 9:50 AM

Ms. Ana McGlamory ([Ana.McGlamory@Floridahousing.org](mailto:Ana.McGlamory@Floridahousing.org))  
Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough, Suite 5000  
Tallahassee, FL 32301

FLORIDA HOUSING  
FINANCE CORPORATION

**RE: Notice of Intent to Protest, Request for Applications (RFA) 2023-201 Proposed Funding Selections**

Dear Corporation Clerk:

On behalf of Applicant, HTG Hermosa, LTD, Application No. 2024-071C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2023-201 posted by Florida Housing Finance Corporation on October 27, 2023, at 9:50am concerning *Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties*.

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

  
Respectfully Submitted

Cc Hugh Brown, General Counsel

EXHIBIT A

RFA 2023-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO/ continuous support since 2021?	LGAO/ continuous support since 2022?	LGAO - lower preference?	Qualifies for the SunRail Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2024-066C	Parkside Village	Alachua	M	Michael Ruane	CORE Parkside Village Developer LLC	F	90	\$2,110,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	19
2024-067C	Azalea Bloom	Osceola	M	Michael Ruane	CORE Azalea Bloom Developer LLC	F	70	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	10
2024-068C	Clermont Ridge Senior Villas II	Lake	M	Susan Wiemer	Turnstone Development Corporation; Provident Housing Solutions, Incorporated	E, Non-ALF	81	\$2,142,000	Y	1	N	Y	Y	Y	N	N	N	15	Y	A	Y	Y	60
2024-069C	Stoney Creek Apartments	Leon	M	C. Hunter Nelson	ECG Stoney Creek Developer, LLC	F	74	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	B	Y	Y	22
2024-070C	Cypress Point Estates	Jackson	S	Clifton E. Phillips	Roundstone Development, LLC	E, Non-ALF	56	\$1,596,400	Y	1	N	N	N	N	N	N	N	15	Y	A	Y	Y	59
2024-071C	Forest Glen	Brevard	M	Matthew A. Rieger	HTG Hermosa Developer, LLC	E, Non-ALF	82	\$2,140,000	Y	1	N	Y	N	Y	N	N	N	15	Y	A	Y	Y	35
2024-072C	Longwood Gardens	Citrus	M	Oscar Sol	Longwood Gardens Dev, LLC	E, Non-ALF	76	\$2,141,800	Y	1	N	Y	N	Y	N	N	N	15	Y	B	Y	Y	18
2024-073C	Cardinal Oaks	Citrus	M	Paula McDonald Rhodes	Invictus Development, LLC; Urban Affordable Development, LLC; ADC Communities II, LLC	F	80	\$2,142,000	Y	1	N	Y	N	Y	N	N	Y	15	Y	A	Y	Y	25
2024-074C	New River Place	Bradford	S	Paula McDonald Rhodes	Invictus Development, LLC; Urban Affordable Development, LLC; ADC Communities II, LLC	F	52	\$1,559,000	Y	1	N	N	N	N	N	N	N	15	Y	A	Y	Y	32
2024-075C	Vero Village	Indian River	M	Matthew A. Rieger	HTG Vero Village Developer, LLC	E, Non-ALF	79	\$2,140,000	Y	1	N	Y	N	Y	N	N	N	15	Y	B	Y	Y	27
2024-076C	Kelli Grove	Clay	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	84	\$2,142,000	Y	1	N	Y	N	N	N	N	N	15	Y	A	N	Y	65
2024-077C	Avon Park Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,141,000	Y	1	N	Y	N	Y	N	N	N	15	Y	A	Y	Y	26
2024-078C	Rockledge Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	62
2024-079C	College Crossing	Clay	M	Jeffrey J. Woda	The Woda Group, Inc.	F	66	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	B	Y	Y	58
2024-081C	Flagler Pointe Apartments	Flagler	M	Donald W Paxton	BCP Development 23 LLC	F	76	\$2,140,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	17
2024-082C	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	90	\$2,142,000	Y	1	N	Y	N	N	N	N	N	15	Y	A	Y	Y	6
2024-083C	Riverbend Landings	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	81	\$2,130,000	Y	1	N	Y	N	N	N	N	Y	15	Y	A	Y	Y	41
2024-084C	Pine Island Apartments	Hernando	M	Donald W Paxton	BCP Development 23 LLC	F	76	\$2,140,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	63
2024-085C	Woodland Park Phase II	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	F	96	\$2,142,000	Y	1	N	Y	Y	Y	N	N	N	15	Y	A	Y	Y	68
2024-086C	Oak Hill Townhomes	Hernando	M	Donald W Paxton	BCP Development 23 LLC	F	76	\$2,140,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	29
2024-087C	Kupfrian Manor, LLC	Escambia	M	Renee Sandell	Paces Preservation Partners, LLC	E, Non-ALF	94	\$2,142,000	Y	1	N	Y	N	Y	N	N	N	15	Y	A	Y	Y	50
2024-090C	Leah Gardens	Escambia	M	James R. Hoover	TVC Development, Inc.	F	84	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	54



RFA 2023-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO/ continuous support since 2021?	LGAO/ continuous support since 2022?	LGAO - lower preference?	Qualifies for the SunRail Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-091C	York River Apartments	Volusia	M	Terri Murray	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	F	60	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	B	Y	Y	21
2024-092C	Babcock Family Apartments	Brevard	M	Dan E Coakley	1450 S. Babcock Family Developer, LLC	F	88	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	13
2024-093C	Woodlock Manor	Osceola	M	Scott Zimmerman	BDG Woodlock Manor Developer, LLC	E, Non-ALF	80	\$2,142,000	Y	1	N	N	N	N	N	Y	N	15	Y	A	Y	Y	38
2024-094C	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	86	\$2,142,000	Y	1	Y	Y	N	N	N	N	Y	15	Y	A	Y	Y	30
2024-095C	Ekos at Golden Gate	Collier	M	Christopher L. Shear	MHP Collier IV Developer, LLC	F	84	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	15
2024-096C	Sunrise Village	St. Lucie	M	Shawn Wilson	Blue SR Developer, LLC	F	68	\$2,142,000	Y	1	N	Y	N	Y	N	N	N	15	Y	B	Y	Y	66
2024-097C	Ava Greens	Lee	M	Michael Allan	Revital Development Group, LLC; DDER Development, LLC	F	96	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	52
2024-098C	Autumn Palms at Bayshore	Lee	M	Michael Allan	Revital Development Group, LLC; LCHA Developer, LLC	F	60	\$1,650,000	Y	1	N	N	N	N	N	N	N	15	Y	A	Y	Y	43
2024-099C	Lakeside Flats	Leon	M	Brett Green	Lakeside Flats Developer, LLC	F	72	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	B	Y	Y	36
2024-100C	Parkside Park Apartments	Leon	M	Brett Green	Parkside Park Developer, LLC	F	72	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	B	Y	Y	33
2024-101C	Westside Phase II	Volusia	M	Darren J. Smith	NSBHDC Developer, LLC; Westside Phase II Fortis Developer, LLC	F	72	\$2,142,000	Y	1	Y	Y	N	Y	N	N	Y	15	Y	A	Y	Y	40
2024-102C	Madison Oaks East	Marion	M	Patrick E. Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	88	\$2,142,000	Y	1	N	Y	N	N	N	N	N	15	Y	A	N	Y	71
2024-103C	Madison Cove	Volusia	M	Patrick E. Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	84	\$2,142,000	Y	1	N	Y	N	N	N	N	N	15	Y	A	N	Y	28
2024-104C	Sunset Ridge	Leon	M	Michael Ruane	CORE Sunset Ridge Developer LLC	F	84	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	53
2024-105C	Pebble Crossing	Escambia	M	Jeffrey J. Woda	The Woda Group, Inc.	F	60	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	B	Y	Y	23
2024-106C	Ekos at Arbor Park Phase II	Sarasota	M	Christopher L. Shear	MHP Arbor Park Phase II Developer, LLC	F	66	\$1,850,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	64
2024-107C	Bromley Square	Volusia	M	Jonathan L. Wolf	Bromley Square Developer, LLC	F	80	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	57
2024-111C	Harwick Place	Volusia	M	Jonathan L. Wolf	Harwick Place Developer, LLC	F	80	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	61
2024-112C	Grove Manor Phase II	Polk	M	Darren J. Smith	LWHA Development, LLC; SHAG Grove Manor Phase I Developer, LLC	F	78	\$2,142,000	Y	1	N	Y	Y	Y	N	N	N	15	Y	A	Y	Y	37
2024-113C	Blue Deep Creek	Charlotte	M	Shawn Wilson	Blue DC Developer, LLC	F	70	\$2,142,000	Y	1	N	Y	N	N	N	N	Y	15	Y	A	N	Y	2
2024-114C	Ardent at West Melbourne	Brevard	M	Doak D. Brown	Brownstone Affordable Housing, Ltd. ; Mears Development & Construction, Inc.	F	72	\$2,085,000	Y	1	N	N	N	N	N	N	Y	15	Y	B	Y	Y	42
2024-115C	Stafford Point	Seminole	M	Jonathan L. Wolf	Stafford Point Developer, LLC	F	80	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	45

RFA 2023-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO/ continuous support since 2021?	LGAO/ continuous support since 2022?	LGAO - lower preference?	Qualifies for the SunRail Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-116C	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	F	72	\$2,050,000	Y	1	N	Y	Y	Y	N	N	N	15	Y	A	Y	Y	44
2024-117C	Poinciana Parc II	Osceola	M	Oscar Sol	Poinciana Parc 2 Dev, LLC	E, Non-ALF	70	\$2,135,200	Y	2	N	N	N	N	N	Y	N	15	Y	A	Y	Y	48
2024-118C	The Beacon at Bayside	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	E, Non-ALF	80	\$2,142,000	Y	1	N	Y	N	N	N	N	N	15	Y	A	Y	Y	9
2024-119C	Magnolia Trail	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Galveztown, LLC	E, Non-ALF	88	\$2,142,000	Y	1	N	Y	N	N	N	N	N	15	Y	A	Y	Y	67
2024-120C	Misty Creek Preserve	St. Lucie	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	96	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	47
2024-121C	The Atrium	Polk	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	84	\$2,080,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	14
2024-122C	Tranquility at the Crossing	Escambia	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	82	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	16
2024-123C	Tranquility at Shady Hills	Pasco	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	84	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	49
2024-124C	Tranquility at Saint Andrews	Bay	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	82	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	12
2024-125C	Summit Villas	Hernando	M	Darren J. Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	E, Non-ALF	68	\$2,142,000	Y	1	N	Y	N	N	N	N	N	15	Y	A	Y	Y	69
2024-126C	Residences at Dade City	Pasco	M	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	80	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	51
2024-127C	United Commons	Polk	M	Oscar Sol	United Commons Dev, LLC	E, Non-ALF	76	\$2,141,900	Y	1	N	Y	N	N	N	N	N	15	Y	A	Y	Y	5
2024-128C	Sweetwater Apartments Phase II	Columbia	S	Michael Allan	ReVital Development Group, LLC; DDER Development, LLC; The Greater Lake City Community Development Corporation, Inc.	F	48	\$1,596,420	Y	1	N	N	N	N	N	N	N	15	Y	A	Y	Y	24
2024-129C	Trinity Village	Polk	M	Charles E Anderson	Trinity Village Dev, LLC; GM Trinity Village Dev, LLC	E, Non-ALF	76	\$2,142,000	Y	1	N	Y	N	Y	N	N	N	15	Y	B	Y	Y	55
2024-130C	Bayonet Gardens	Pasco	M	Christopher L. Shear	MHP Sarasota I Developer, LLC	E, Non-ALF	114	\$2,142,000	Y	1	N	Y	Y	Y	N	N	N	15	Y	A	Y	Y	20
2024-132C	Pasco Pointe	Pasco	M	Joseph F Chapman, IV	Royal American Properties, LLC	F	84	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	11

RFA 2023-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO/continuous support since 2021?	LGAO/continuous support since 2022?	LGAO - lower preference?	Qualifies for the SunRail Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-133C	Williston Pointe	Alachua	M	Joseph F Chapman, IV	Royal American Properties, LLC	F	80	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	8
2024-134C	Lake Sumter Reserve - Phase II	Sumter	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	83	\$1,950,000	Y	1	N	Y	N	N	N	N	Y	15	Y	A	N	Y	1
2024-135C	The Fountains	Pasco	M	Clifton E. Phillips	Roundstone Development, LLC	F	72	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	4
2024-136C	Mallard Bay	Highlands	M	Clifton E. Phillips	Roundstone Development, LLC	F	72	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	31

Ineligible Applications

2024-080C	Oliva Vista Apartments	Leon	M	Terri Murray	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	F	66	\$2,142,000	N	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	3
2024-088C	Parc West	Okeechobee	S	Steven Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group 1, LLC	F	56	\$1,595,750	N	1	N	N	N	N	N	N	N	10	Y	A	Y	Y	39
2024-089C	Azalea Pointe	Putnam	S	Steven Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group 1, LLC	F	56	\$1,596,000	N	1	N	N	N	N	N	N	N	15	Y	A	Y	Y	70
2024-108C	Grove at Theater Road	Hardee	S	Eric C Miller	NDA Developer, LLC	F	35	\$1,225,000	N	1	N	N	N	N	N	N	N	15	Y	B	Y	Y	34
2024-109C	St. Raphael Apartments	Lee	M	Eric C Miller	NDA Developer, LLC; St. Raphael Housing Developer, LLC	F	60	\$1,900,000	N	1	N	N	N	N	N	N	Y	15	Y	B	Y	Y	46
2024-110C	St. Agnes Place	Collier	M	Eric C Miller	NDA Developer, LLC; St. Agnes Housing Developer, LLC	F	56	\$1,650,000	N	1	N	Y	N	N	N	N	Y	15	Y	A	Y	Y	7
2024-131C	Southward Village CNI Phase 2	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	F	105	\$2,142,000	N	1	N	Y	N	Y	N	N	N	15	Y	A	N	Y	56

On October 27, 2023, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee’s motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2023-201 - Board Approved Preliminary Awards

Total HC for Medium Counties in RFA	20,941,810
Total HC Allocated to Medium Counties	20,935,000
Plus Unallocated Small County funding	
Total HC for Medium Counties Remaining	6,810

Total HC for Small Counties in RFA	1,596,420
Total HC Allocated to Small Counties	1,596,420
Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal?	LGAO/ continuous support since 2021?	LGAO/ continuous support since 2022?	LGAO - lower preference?	Qualifies for the SunRail Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund six Applications that qualify for the Local Government Area of Opportunity Goal

2024-130C	Bayonet Gardens	Pasco	M	Christopher L. Shear	MHP Sarasota I Developer, LLC	E, Non-ALF	114	\$2,142,000	Y	1	N	Y	Y	Y	N	N	N	15	Y	A	Y	Y	20
2024-112C	Grove Manor Phase II	Polk	M	Darren J. Smith	LWHA Development, LLC; SHAG Grove Manor Phase I Developer, LLC	F	78	\$2,142,000	Y	1	N	Y	Y	Y	N	N	N	15	Y	A	Y	Y	37
2024-073C	Cardinal Oaks	Citrus	M	Paula McDonald Rhodes	Invictus Development, LLC; Urban Affordable Development, LLC; ADC Communities II, LLC	F	80	\$2,142,000	Y	1	N	Y	N	Y	N	N	Y	15	Y	A	Y	Y	25
2024-077C	Avon Park Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,141,000	Y	1	N	Y	N	Y	N	N	N	15	Y	A	Y	Y	26
2024-134C	Lake Sumter Reserve - Phase II	Sumter	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	F	83	\$1,950,000	Y	1	N	Y	N	N	N	N	Y	15	Y	A	N	Y	1
2024-113C	Blue Deep Creek	Charlotte	M	Shawn Wilson	Blue DC Developer, LLC	F	70	\$2,142,000	Y	1	N	Y	N	N	N	N	Y	15	Y	A	N	Y	2

Goal to fund one Application that qualifies for the SunRail Goal

2024-093C	Woodlock Manor	Osceola	M	Scott Zimmerman	BDG Woodlock Manor Developer, LLC	E, Non-ALF	80	\$2,142,000	Y	1	N	N	N	N	N	Y	N	15	Y	A	Y	Y	38
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Small County Applications

2024-128C	Sweetwater Apartments Phase II	Columbia	S	Michael Allan	ReVital Development Group, LLC; DDER Development, LLC; The Greater Lake City Community Development Corporation, Inc.	F	48	\$1,596,420	Y	1	N	N	N	N	N	N	N	15	Y	A	Y	Y	24
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Goal to fund AT LEAST three Family Demographic Applications that qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal

2024-133C	Williston Pointe	Alachua	M	Joseph F Chapman, IV	Royal American Properties, LLC	F	80	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	8
2024-124C	Tranquility at Saint Andrews	Bay	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	82	\$2,142,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	12
2024-106C	Ekos at Arbor Park Phase II	Sarasota	M	Christopher L. Shear	MHP Arbor Park Phase II Developer, LLC	F	66	\$1,850,000	Y	1	N	N	N	N	N	N	Y	15	Y	A	Y	Y	64

On October 27, 2023, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.